



**16 Hillside Avenue  
London, N11 3BH**

**Guide Price £425,000**

**GAO**  
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## MAIN FEATURES:

- **Beautifully Presented Maisonette Arranged over Ground & First Floor**
- **Fitted Kitchen Open Plan to the Lounge/Diner**
- **Ground Floor Bedroom Two**
- **First Floor Master Bedroom with Direct Access to the Communal Garden**
- **Family Bathroom/WC Comprising a Four Piece Suite**
- **Residents Off Road Parking**

Situated within the popular Hermitage Court development on Hillside Avenue, this beautifully presented two-bedroom maisonette offers spacious and versatile accommodation arranged over the ground and first floors, making it an ideal choice for first-time buyers, downsizers or investors alike. The property features a modern fitted kitchen open plan to a bright and welcoming lounge/dining area, creating an excellent space for both everyday living and entertaining. The ground floor also benefits from a generous second bedroom, while the first floor hosts the impressive principal bedroom with direct access to the attractive communal gardens, providing a peaceful outdoor retreat. Completing the accommodation is a stylish family bathroom/WC fitted with a contemporary four-piece suite. Further benefits include residents' off-road parking, a long lease, well-maintained communal gardens and communal areas, adding to the appeal of this attractive development.

Hermitage Court enjoys a convenient location within easy reach of New Southgate and Arnos Grove, offering excellent transport connections into Central London via National Rail and the Piccadilly Line. A wide selection of local shops, cafés, restaurants and supermarkets are nearby, while Friary Park, Broomfield Park and several highly regarded schools make this a desirable area for professionals, families and commuters seeking a balance of convenience and green open spaces.



**Approx. Gross Internal Floor Area 848 sq. ft / 78.86 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewings: By appointment.**

**For further information contact us:**

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**We're Open:**

**8am – 8pm 7 days a week**

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